

Downtown Revitalization Committee

Meeting Minutes

July 8, 2008

I. 5:30 p.m. Walking Tour of Municipal Parking Lot.

Present: Chairman Harpie, Mayor Wright, Jay Bottolico, Mike Lenares, Chris Banach.

Others Present: Myra Cohen, Val Ginn, Walter Gualtieri, Town Manager John Salomone, Town Planner, Ed Meehan.

The Committee began its tour of the parking lot from behind the Century 21 Building and proceeded counter clockwise around the entire lot. Ed Meehan identified the properties donated to the Town and the lot's physical conditions which will need to be addressed. These include:

- Drainage control.
- Replacement of overhead wires with underground services.
- Pavement maintenance.
- Improvement to dumpster/compactors.
- Replacement old light fixtures.
- Replacement and new sidewalk construction.
- Driveway easement access over private properties along Market Square.
- Tree pruning and replacement.
- Better identification of public access points.
- Better organization of internal travel ways.

Near the center travel drive, about midpoint within the parking lot, the Committee members observed opportunities for a public green space and possible pad site location.

The Committee observed that the easterly half of the parking lot was better organized. Mr. Meehan reported that the easterly half of the lot was improved in the mid 1980's.

The Committee concluded the walking tour at 6:00 p.m.

II. 6:15 p.m. – Committee Meeting – Town Hall, Conference Room 1

Present: Chairman Harpie, Mayor Wright, Chris Banach, Mike Lenares, Jay Bottolico

Others Present: Myra Cohen, Val Ginn, Town Manager John Salomone, Town Planner, Ed Meehan.

A. Scope of Service items: Mr. Harpie identified some of the scope of service items that could be included in the project RFP:

- Current and projected parking need.
- Circulation systems for vehicles and pedestrians, bicyclers.
- Safe intersection locations.
- Access from perimeter streets and properties.
- Continuity of design and Town Center theme to create linkages and tie Main Street, Market Square, Lowrey Place and the Municipal Parking Lot into a cohesive area.
- Functional dumpster locations and designs.

B. Field Observation Discussion

Mr. Bottolico observed that the completion of the westerly side of the parking lot should be the first step.

Mr. Bottolico motioned that the Town Manager be authorized to approach Mr. Richard Bonelli, owner of approximately 24,830 sq. ft. of land behind 1088-1090 Main Street, to discuss the Town's acquisition interests. Seconded by Mr. Banach. Discussion lead to amendment of the motion to also have the Town Manager discuss property issues with Webster Bank and Mr. Cody, owner of 80 Market Square. The amended motion was seconded and approved.

Mr. Banach suggested that the parking lot should have a focal point such as a fountain concept. Also the idea of a restaurant pad site that would draw people into the Center was put forth. A restaurant would not be placed on the Bonelli parcel but at the center of the municipal lot on land already owned by the Town. Legal issues of property disposition and zoning would have to be addressed.

Mr. Bottolico moved that the Committee's plan for municipal parking lot improvements include pursuing a pad site for a restaurant use and also a central green concept. Seconded by Mr. Lenares and approved.

C. July 16th, Public Informational Meeting - Chairman Harpie requested Committee members to attend and to help spread the word about the meeting.

D. Public Participation - Mrs. Cohen reminded the Committee to add approval of previous meeting minutes to future agendas.

III. Adjournment

The Committee ended its meeting at 6:55 p.m.

Submitted,

Edmund J. Meehan
Town Planner